



# Memorandum

**TO:** COYOTE VALLEY SPECIFIC  
PLAN TASK FORCE

**FROM:** Sal Yakubu

**SUBJECT:** SUMMARY OF TECHNICAL  
ADVISORY COMMITTEE  
MEETING HELD ON 6/22/04

**DATE:** August 3, 2004

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Approved

Date

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## **Technical Advisory Committee Members Present:**

Kyle Simpson (Greenbelt Alliance), David Bischoff (City of Morgan Hill), Dawn Cameron (County Roads and Airports), Dunia Noel (LAFCO), Craig Brion (Audubon), Carolyn McKennan (Morgan Hill Unified School District), Barbara Judd (Santa Clara Valley Water District), Melanie Richardson (Santa Clara Valley Water District), Julie Render (Valley Transportation Authority), Jane Mark (Santa Clara County Parks), Brian Schmidt (Committee for Green Foothills).

## **City and Other Public Agency Staff Present:**

Salifu Yakubu (PBCE) and Susan Walsh (PBCE).

## **Consultants and Members of the Public:**

Roger Shanks (Dahlin Group), Paul Barber (KenKay Associates), Eileen Goodwin (APEX Strategies), Jodi Starbird (David J. Powers), and Kerry Williams (Coyote Housing Group).

## **1. Welcome and Introductions:**

The meeting convened at 3:40 p.m. with introductions around the room. Eileen Goodwin of APEX Strategies asked TAC members who attended the June 14, 2004 Community Workshop to identify themselves (a show of hands indicated that several TAC members had attended the

Workshop). Eileen reviewed the agenda, explaining that the consultants would present a brief summary of the three alternative design concepts discussed at the 6/12 Workshop and the 6/14 Task Force Meeting and then City staff would briefly summarize the findings from the three design studio exercises conducted at the 6/12 workshop. She indicated that she would facilitate comments from the TAC members after the presentation

## **2. Highlights from 6/12 Community Workshop and 6/14 Task Force Meeting:**

Eileen introduced Doug Dahlin who briefly summarized the highlights of the 6/12 Workshop and the 6/14 Task Force Meeting and City staff explained the results of the three design studios. Eileen asked for comments from the TAC on the three alternatives and the criteria by which they will be evaluated.

The following comments were made:

- Recommendation to provide connections to existing trails, as well as east/west connections between both sides of the Valley and to Calero Park.
- Concern that the open space/park areas seem too small and should be bigger.
- Endorsement of the transit concepts, the CalTrain Station and the potential for light rail extension.
- Question as to whether the City will let congestion develop before building roads or will they build the roads ahead of time. *(Doug Dahlin commented that the timing of the road construction poses a dilemma, indicating that if the roads are built first it may discourage transit use, but acknowledged that the road circulation system is also important for many other reasons.)*
- Recommendation that the road right-of-way be preserved if the roads are built later
- Recommendation that the east side of Monterey Road be better connected to and integrated with the west side.
- Recommendation for the use of bio-swales.
- Recommendation for the full integration of the Greenbelt into the plan and its preservation as a non-urban buffer.
- Question as to how the Parkway roundabouts will work. *(Doug Dahlin indicated that they propose to use underpasses).*
- Question as to what the east side of Monterey Road would look like *(Dahlin indicated that it would be similar with 2 lanes with a merge and loop design).*
- Recommendation that the east side of Monterey Rd. be integrated with the Core area and the rest of the Plan.
- Question as to whether the Plan would require a general plan amendment *(Sal Yakubu, Principal Planner with the City Department of Planning, Building and Code Enforcement, indicated that the specific plan will require a general plan amendment).*
- Question as to whether the uses will be segregated in the North and the Mid-Coyote areas. *(Sal Yakubu stated that the land uses should be integrated and planned together).*

- Concern that there be adequate east/west wildlife corridors connecting to the creeks (*Dahlin indicated that there are east/west green corridors planned for all three alternatives which may be used for wildlife corridors*).
- Question as to the cost for the railroad crossings? (*Dahlin indicated that there will be some cost estimates at the August 14<sup>th</sup> workshop*).
- Comment that the 50K jobs and the 25K units sounds ambitious especially since the Gavilan College may require 80 acres.
- Question as to whether the City Council may reduce the density (*Sal Yakubu stated that the model run has indicated that it is physically possible to plan for them, and that the economic feasibility will be discussed at the August 14<sup>th</sup> workshop by the economic consultants.*).
- Concern that the regional traffic/transportation issues are a big issue for Morgan Hill
- Question as to how Santa Teresa Blvd. will be re-routed and its potential regional impacts, especially to Morgan Hill.
- Question as to whether Santa Teresa Blvd. will be planned as a 65-ft. right-of-way with 2 lanes in each direction and how the T-intersection at the lake will work (*Dahlin indicated that it will probably be 2 lanes.*).
- Request that there be a presentation of the traffic impacts of the 3 alternatives at the 8/14 workshop before the Task Force decides on a Preferred Alternative.
- Question as to whether the plan is realistic in terms of traffic.
- Question as to what the plan will be for the Greenbelt.
- Request for the TAC to have more time to discuss the details of the three alternatives before the August 14<sup>th</sup> Workshop (*Eileen indicated that staff would look at the possibility of setting up another meeting*).
- Request to have the preliminary results of the traffic analysis presented to the TAC as soon as they are ready (*Sal indicated that we should probably leave the July 20th TAC meeting, as scheduled.*).
- Support for the idea of realigning Fisher Creek if no known species or other environmental problems result since it brings Fisher Creek closer to the foothills and allows better wildlife movement.
- Question as to whether wetlands can be incorporated into the Fisher Creek realignment.
- Question as to whether there can be any restoration of Fisher creek in the Greenbelt.
- Support for the idea of a focal lake at Bailey Avenue and Santa Teresa Boulevard.
- Recommendation that the high-rise buildings on the lake be placed on the east and west to prevent disruption of the north/south bird migration patterns.
- Recommendation that the Plan stick to the Greenbelt Alliance's Vision where development would stay on the west side of Monterey Road as much as possible to protect the area near Coyote Creek.
- Recommendation that areas close to Coyote creek be used for sports fields, recreation and park uses, fields and community gardens and agricultural pieces similar to the Greenbelt Alliance's Plan.
- Request to see how the concept of transfer of development rights will be used and what the implications may be for the Greenbelt.

- Recommendation that there be an alternative provided that shows an agricultural mitigation component (e.g. with a 1:1 mitigation ratio) to mitigate the loss of prime agricultural lands that will be developed in the North and the Mid-Coyote Valley areas.
- Recommendation that there be an alternative with a balanced jobs/housing ratio (i.e. 25K housing units is too low or we need to reduce the number of jobs).
- Question as to whether the City Council may look at trigger changes and if so the TAC would like to look at the implications of those before they are approved.
- Question as to what the economic impact analysis will show as to how much of the costs will be borne by developers and how much by the City (*Sal Yakubu indicated that the economic consultants will be preparing a cost/burden analysis soon which should answer that question.*).
- Request that the TAC be provided with the Traffic Level of Service impact analysis as soon as it is available for their review and recommendations.
- Question as to how much space would be provided for schools and how many students are planned for each school.
- Comment that studies have shown that schools with more than 2,000 students have resulted in greater discipline problems and social behavior problems.
- Recommendation that the high schools not be larger than 2,000 students.
- Comment that schools that are more than one story in height are more costly to build.
- Question as to who will be required to pay for the schools.
- Recommendation that the parks and school campuses be combined.
- Comment that it takes 5 years to build a high school.
- Question as to where the Morgan Hill Unified School District will fit into this Plan and when will the consultants be meeting with the MHUSD (*Dahlin commented that the consultants should be able to meet with the MHUSD soon when they expect to be better able to respond to some of the questions regarding school acreage and school size. He indicated that they are planning for 1 high school, 2 middle schools, and 7 elementary schools, and that the assumptions for the number of schools are based on the household size and student generation rates provided to them by the City and by the MHUSD.*).
- Comment that the student drop-offs are very important because most people drop off their kids and student safety at the drop-off areas is very critical.

Eileen recommended that the next TAC meeting start at 3pm to provide additional time for TAC comments on the 3 alternatives and the evaluation criteria.

Eileen indicated that at the 6/12 Community Workshop some additional evaluation criteria including walk-ability, traffic and healthy community were added. The Task Force also added criteria including: ecological sustainability, environmental efficiency, economic feasibility, costs and equity to property owners. She asked for comments from the TAC on the evaluation criteria.

TAC comments regarding Evaluation Criteria:

- Question as to whether the criteria were defined in more detail somewhere (*Sal indicated*

- that they would provide better definition of the criteria at the next TAC meeting on 7/20)*
- Recommendation that impacts beyond City of San Jose to other cities be included as a criterion.
  - Comment that the criteria still needs to be clearer regarding cost versus value and “where we draw the line.”
  - Question as to what “social equity” means.
  - Question as to which agencies will look at the feasibility.
  - Question as to what options will be looked at for the Greenbelt ( Sal Yakubu explained that the options that will be looked at over the summer for the Greenbelt include: the possibility of open space easements, possible transfer of development rights).

### **3. Next Steps:**

Sal Yakubu explained the next steps in the process and encouraged all of the TAC members to attend the next Task Force and Community Workshop on August 14, 2004. He indicated that staff would be sending out TAC meeting schedule.

### **4. Adjourn:**

The meeting was adjourned at 5:40 p.m.